

Development Models

Successful land use and built form outcomes are more complex than simple market assessment models and profiles. The configuration and intensity of sustainable urban land use forms (including residential, retail/commercial, industrial and mixed use building types and associated public domains), have been considered in the context of exemplar developments and precincts within Sydney.

	Average 3 Storeys	Average 6 Storeys	Average 8 Storeys	Average 14 Storeys
Site Area	1,500m ²	2,250m ²	3,000m ²	6,000m ²
Max Height	4 Storeys	8 Storeys	12 Storeys	25 Storeys
Site Cover	45%	40%	35%	30%
GFA	2,050m ²	4,300m ²	7,200m ²	27,000m ²
FSR Nett	1.4:1	2.1:1	2.4:1	4.5:1
dw/ha	151 dw/ha	212 dw/ha	266 dw/ha	500 dw/ha
pp/ha	302 pp/ha	424 pp/ha	532 pp/ha	1000 pp/ha